

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
447 North Main Street
Monday, December 7, 2020 – 6:00 p.m.

1. CALL TO ORDER – 6:00 PM

Pledge of Allegiance to the United States Flag
Pledge of Allegiance to the Texas Flag
(Honor the Texas flag, I pledge allegiance to thee, Texas – one state under God, one
and indivisible.)

2. CONFLICTS OF INTEREST

3. PUBLIC COMMENTS: This is the opportunity for visitors and guests to address the Planning and Zoning Commission on any issue. The Planning and Zoning Commission may not discuss any presented issue, nor may any action be taken on any issue at this time. (Attorney General opinion – JC-0169)

4. CONSENT AGENDA: All items listed below within the Consent Agenda are considered routine by the Planning and Zoning Commission and may be enacted with one motion. There will be no separate discussion of items unless a Commission Member or citizen so requests, in which event the item may be moved to the general order of business and considered in its normal sequence

A. [2020-715](#) THE MINUTES OF THE SPECIAL CALLED PLANNING AND ZONING COMMISSION MEETING OF NOVEMBER 16, 2020

Attachments: [20-1116 Official Meeting Minutes](#)

5. REGULAR AGENDA:

A. [2020-716](#) TO CONSIDER THE PROPOSED REZONING OF 7.33 ACRES LOCATED AT 134 GARDEN STREET (KAD 20006, 20007, 20009 AND 20010) FROM R-1, MEDIUM- DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT, TO R-2, MODERATE - DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT (Greenway Cottage Builders, LLC/ Dave Luciani).

I. STAFF PRESENTATION

II. PUBLIC HEARING

III. MAKE RECOMMENDATION

Attachments: [Summary - 134 Garden Street](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Current Zoning](#)
[Att 4 - Proposed Zoning](#)
[Att 5 - Future Land Use Map](#)
[Att 6 - Proposed Development](#)
[Att 7 -Response Letters](#)

- B. [2020-717](#) TO CONSIDER PERMANENT ZONING OF 8.5345 ACRES LOCATED AT 103 OLD SAN ANTONIO ROAD (KAD 38831) FROM R-A, RESIDENTIAL AGRICULTURAL, TO R-4, MULTIFAMILY RESIDENTIAL DISTRICT (William G. Graham, Fraser H. Graham, John J. Laroche).

I. STAFF PRESENTATION

II. PUBLIC HEARING

Attachments: [Summary - 103 Old San Antonio Road](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Current Zoning](#)
[Att 4 - Proposed Zoning](#)
[Att 5 - Future Land Use Map](#)
[Att 6 - Cibolo Preserve-Zoning Opposition Statement](#)

- C. [2020-718](#) CONDITIONAL APPROVAL FOR THE FINAL PLAT FOR SOUTHGLEN PHASE 11B, 8.29 ACRES, 35 RESIDENTIAL LOTS, 2 OPEN SPACE LOTS, AND 1.77 ACRES OF RIGHT-OF-WAY (KAD NO. 288671 AND 302047) AS IS PROVIDED BY ARTICLE 2, SECTION 2.04.001B OF THE SUBDIVISION ORDINANCE.

Attachments: [AIS Southglen 11B Final Plat](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Southglen Phase 11B Final Plat](#)
[Att 4 - Southglen Master Plan 2018](#)

- D. [2020-719](#) CONSIDER THE PRELIMINARY PLAT FOR FREYSTADT, 1.546

ACRES, 2 NONRESIDENTIAL LOTS AND 0.038 ACRES OF
RIGHT-OF-WAY (KAD NO. 18975) LOCATED AT 614 FREY STREET.
TAKE NECESSARY ACTION.

Attachments: [AIS Freystadt Prelim Plat](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Freystadt Prelim Plat 20201124](#)

- E. [2020-720](#) CONSIDER THE PRELIMINARY PLAT FOR REGENT PARK UNIT 8,
16.950 ACRES, 44 RESIDENTIAL LOTS, 1 OPEN SPACE LOT, AND
5.915 ACRES OF RIGHT-OF-WAY (KAD NO. 291871). TAKE
NECESSARY ACTION.

Attachments: [AIS Regent Park Unit 8 Prelim Plat](#)
[Att 1 - Location Map](#)
[Att 2 Aerial Map](#)
[Att 3 - Regent Park Unit 8 Prelim Plat](#)
[Att 4 - Regent Park Master Plan May0117](#)

6. DISCUSSION ITEM:

- A. [2020-721](#) NEW ZONING MAP AND OVERLAY DISTRICTS AS PART OF THE
UDC.

Attachments: [Summary](#)
[Att Item A - Boerne Zoning Map](#)

- B. [2020-722](#) BRIEFING BY JEFF CARROLL REGARDING TRAFFIC IMPACT
ANALYSIS (TIA) CURRENT REGULATIONS AND NEW
REGULATIONS AS PART OF THE UDC.

Attachments: [Summary](#)

- C. [2020-723](#) NEW DEVELOPMENT REQUIREMENTS UNDER THE UDC - AN
UPDATE REGARDING NEW STORMWATER REQUIREMENTS,
DEVELOPMENT PROCESSES AND ENFORCEMENT AND HOW
THESE COULD AFFECT FUTURE PLATTING REQUIREMENTS.

Attachments: [Summary](#)
[Att Item C - Draft Engineering Design Manual - UDC](#)

7. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF - No discussion or action may take place

8. EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE: THE PLANNING AND ZONING COMMISSION MAY, AS PERMITTED BY LAW, ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY MATTER LISTED ABOVE AS AUTHORIZED BY CHAPTER 551 CODE §551.071 (CONSULTATION WITH ATTORNEY)

9. ADJOURNMENT

THE CITY OF BOERNE PLANNING AND ZONING COMMISSION RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY TEXAS GOVERNMENT CODE §551.071 (CONSULTATION WITH ATTORNEY).

s/s Laura Talley

Administrative Officer

CERTIFICATION

**I hereby certify that the above notice of meeting was posted on the 4th day of
December, 2020 at 5:00 p.m.**

s/s Heather Wood

Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City Hall Complex is wheelchair accessible. Access to the building and special parking is available at the front entrance of the building. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning and Community Development Department at 830-249-9511.

Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to section 30.07 Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.